

## Study Area 3

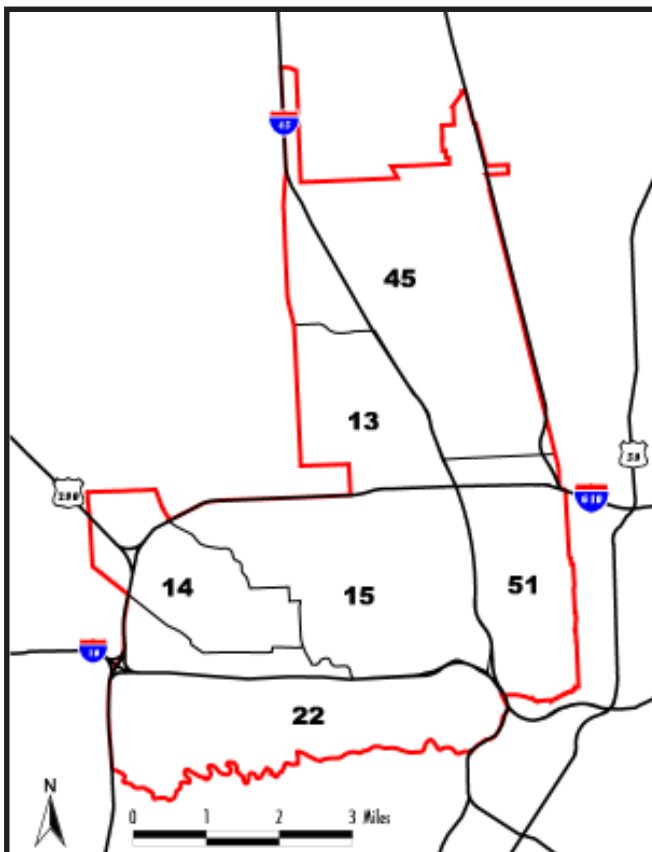
### Super Neighborhoods:

13 - Independence Heights  
14 - Lazybrook/Timbergrove  
15 - Greater Heights  
22 - Memorial Park/Washington Ave.  
45 - Northside/Northline  
51 - Northside Village

### Characteristics

- Total Population: 169,198
- 6% increase from 1990 to 2000
- Total Area: 23,504 acres (36.7 sq. miles)
- Houston City Council Districts A, B, G & H
- Houston Independent School District
- 11 Police Beats
- 3% (average) of properties with long-term tax liens

### Super Neighborhoods in Study Area



### Location within City



## *Study Area 3 Super Neighborhood Descriptions*

***Independence Heights*** was the first town incorporated in Texas by African-Americans after World War I. It was consolidated with Houston in 1929 and remains a predominantly African-American neighborhood.

***Lazy Brook and Timbergrove*** are deed-restricted subdivisions located along the wooded banks of White Oak Bayou. This community of ranch style brick homes built in the 1950s and 1960s is easily accessible to Loop 610, and provides for close-in housing in attractive settings. Its northwestern edge includes Brookhollow business park, Northwest Mall and Houston Independent School District's Delmar Stadium complex.

***Greater Heights*** centers on the old suburban town of Houston Heights which consolidated with Houston in 1919. It has always been a community of oak-lined streets, stately mansions, comfortable bungalows and modest frame homes and still retains a ban on the sale of alcoholic beverages.

***Memorial Park/Washington Avenue*** is a corridor stretching from the northern edge of downtown on the east to Loop 610 on the west. It includes Memorial Park and the First and Sixth Wards which date from the 19th Century. Residential areas in the west, adjacent to the park, are rapidly redeveloping with high-end single-family homes.

***Northside/Northline*** is largely single-family residential with large apartment complexes. I-45 (North Freeway) and the Hardy Toll road provide access to the area. The North Freeway spurred development of numerous retail centers, light industrial and distribution facilities in close proximity to the freeway.

***Northside Village*** is immediately adjacent to Downtown, but because of a major rail yard on the community's southern edge, only two streets connect the two areas. It includes Lindale Park, with its large lots and more substantial homes; Moody Park, an important gathering place in the center of the community; and the Davis High School-Marshall Middle School-Carnegie Library complex to the south.

## Study Area 3 Overview

- **Study Area 3 has seen slight population growth but a major change in its ethnic composition.**

Hispanics remain the majority and with a substantial increase in numbers since 1990. Overall the White and the Black population decreased, although the White population increased some in Memorial Park/Washington Ave. Hispanic growth has been concentrated in Northside Village/Northline, Independence Heights and Timbergrove.

- **New residential units in the form of redevelopment or infill development are changing the character and cost of housing in the area.**

Nearly 90 acres of new residential development has occurred in the area. Both the Memorial Park and Greater Heights area have seen significant, residential redevelopment. New development is generally higher-end and higher-density. Memorial Park had the third highest number of single-family permits in the city.

- **The level of education is increasing for this area but the area still has a high percentage of persons without diplomas.**

The percentage of persons over 25 years of age without a high-school diploma decreased and the number of persons with graduate and post graduate degrees increased by more than 56%. However, nearly half of the population over 25 does not have a high-school diploma (Independence Heights, Northside Village, Northside/Northline). Although employment is high, these same communities registered high percentages of households with incomes less than \$25,000 per year.

- **Economically, the area is very stable.**

- ✓ *The area has a higher percentage of home ownership than the City and a very low vacancy rate.*
- ✓ *There was substantial drop in the number of households making under \$25,000 per year and a huge increase (100%-260%) in the increase in the number of households making over \$50,000 a year. (This is likely due to residential redevelopment in the Heights and Memorial Park areas where high-end housing is being developed.)*

## Study Area 3 Demographics

### Population by Super Neighborhood

- Northside/Northline has the largest population.
- Except for Greater Heights, all Super Neighborhoods saw increases in population. (Greater Heights decline was minimal.)

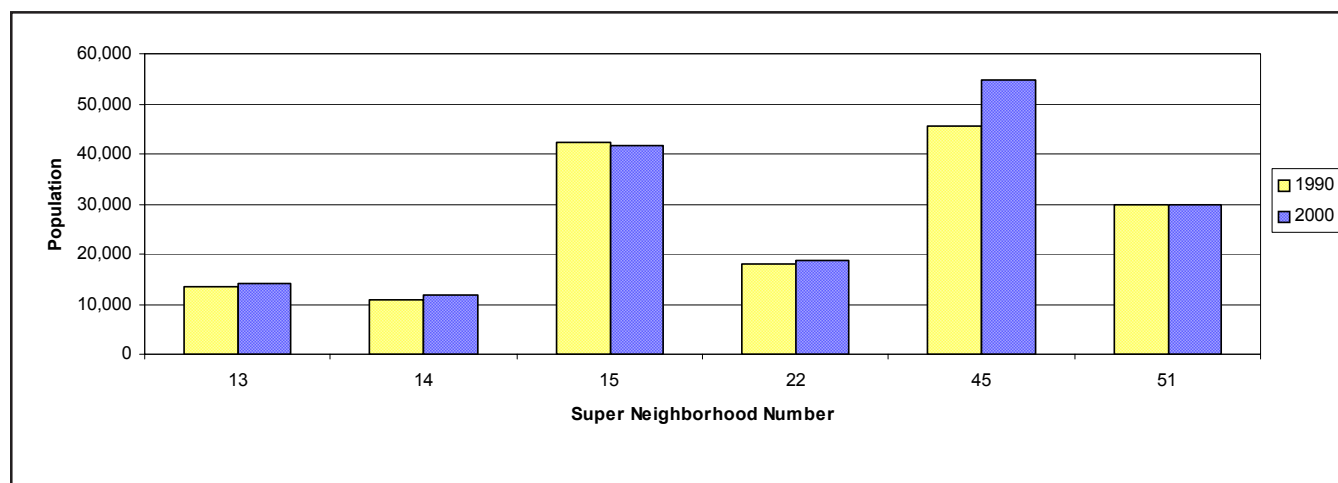
**Table 5.3.0.**  
**Population Change by Super Neighborhood (SN)**

Source: US Census Bureau

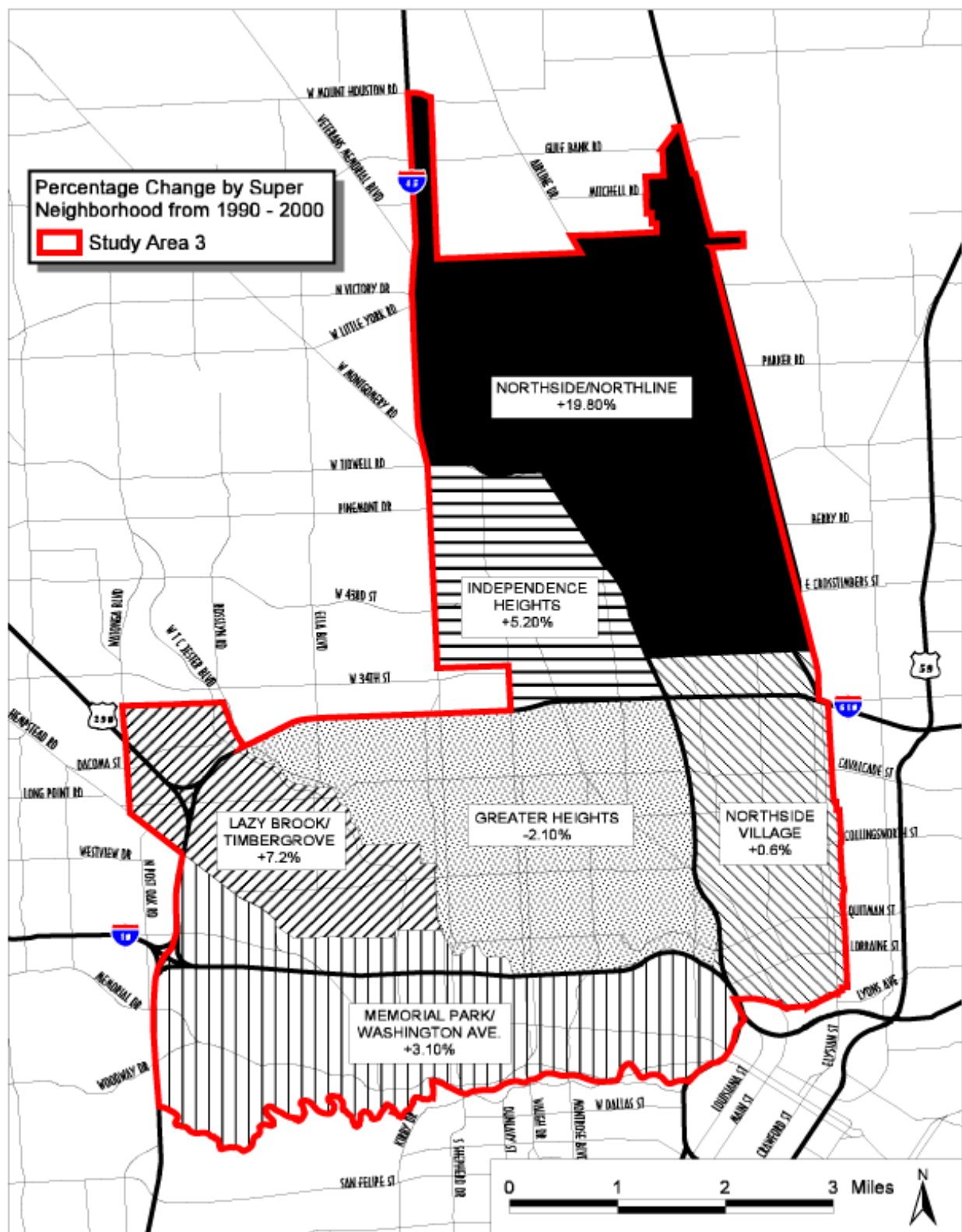
Super Neighborhood Name	SN#	1990	2000	# change	% change
Independence Heights	13	13,503	14,206	703	5.2%
Lazybrook/Timbergrove	14	10,869	11,655	786	7.2%
Greater Heights	15	42,376	41,486	-890	-2.1%
Memorial Park/Washington Avenue	22	18,000	18,552	552	3.1%
Northside/Northline	45	45,633	54,676	9,043	19.8%
Northside Village	51	29,725	29,923	198	0.7%
<b>TOTAL</b>		<b>159,011</b>	<b>169,198</b>	<b>10,187</b>	<b>6.4%</b>

**Figure 5.3.0.**  
**Study Area 3 Population Change**

Source: US Census Bureau



## Study Area 3



**Map 5.3.1. Population Change by Super Neighborhood 1990-2000**

Source Data: U. S. Census Bureau 1990-2000






## Study Area 3 Demographics






### Race and Ethnicity

- The ethnic majority continues to be Hispanic.
- Both White and Black populations in the Study Area declined in absolute numbers.
- Hispanic and Asian population increased at a slower rate than the City.
- Hispanic population in the area is almost double that of the City.

**Table 5.3.1.**  
**Population by Race/Ethnicity**

Source: US Census Bureau

		Study Area 3		
		1990	2000	% change
White		51,693	42,617	-17.6%
Black		23,945	18,252	-23.8%
Hispanic		81,458	105,470	28.5%
Asian		1,378	1,664	20.8%
Other		537	1,195	122.5%
<b>TOTAL</b>		<b>159,011</b>	<b>169,198</b>	<b>6.4%</b>

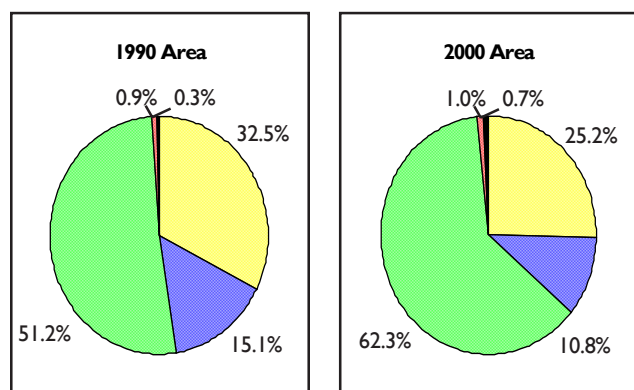
		City of Houston		
		1990	2000	% change
White		720,534	601,851	-15.5%
Black		455,297	487,851	7.2%
Hispanic		455,947	730,865	60.3%
Asian		70,145	106,620	52.0%
Other		3,361	26,444	686.8%
<b>TOTAL</b>		<b>1,705,284</b>	<b>1,953,631</b>	<b>14.6%</b>

Note: "Other" category is not directly comparable, as in 2000, it included persons of "two or more races," a category which did not exist in 1990.

**Figure 5.3.1.**  
**Population by Race/Ethnicity**

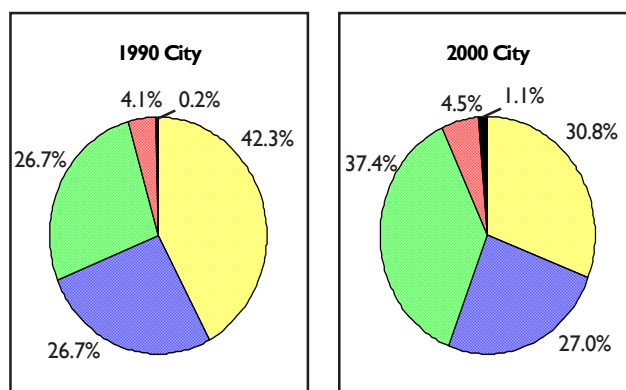
Source: US Census Bureau

**Study Area 3--percent of total**



Legend as shown above in Table 5.3.1

**City of Houston--percent of total**



Legend as shown above in Table 5.3.1





## Study Area 3 Demographics





### Gender and Age

- Nearly 10% drop in elderly population nearly equal to the growth of the 18-64 age groups.
- Workforce comprises the largest percentage of the population.

**Table 5.3.2.**  
**Population by Gender and Age**

Source: US Census Bureau

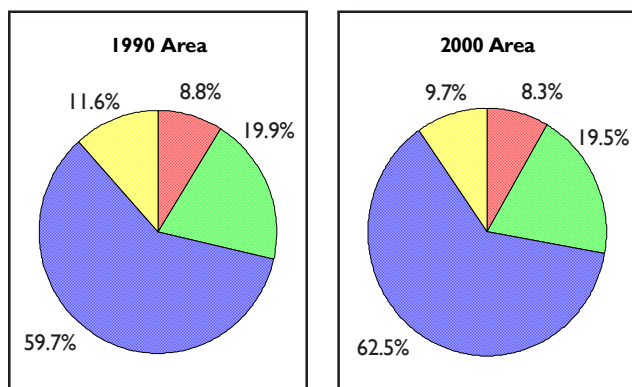
		1990	Study Area 3 2000	% change
Age 0-4		14,066	13,966	-0.7%
Age 5-17		31,604	32,982	4.4%
Age 18-64		94,912	105,829	11.5%
Age 65+		18,430	16,421	-10.9%
MALE		80,069	86,952	8.6%
FEMALE		78,942	82,246	4.2%
TOTAL		159,011	169,198	6.4%

		1990	City of Houston 2000	% change
Age 0-4		142,168	160,797	13.1%
Age 5-17		313,825	375,861	19.8%
Age 18-64		1,108,100	1,252,908	13.1%
Age 65+		141,191	164,065	16.2%
MALE		846,113	975,551	15.3%
FEMALE		859,171	978,080	13.8%
TOTAL		1,705,284	1,953,631	14.6%

**Figure 5.3.2.**  
**Population by Gender and Age**

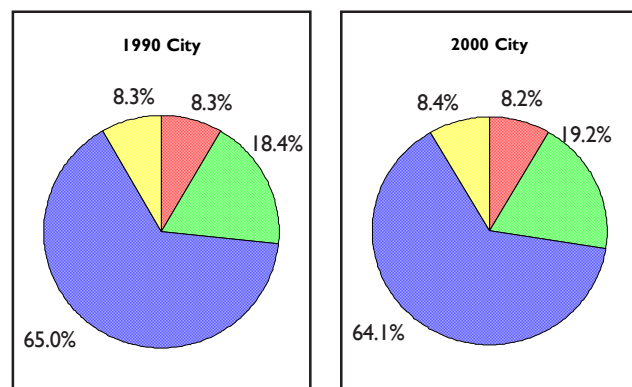
Source: US Census Bureau

**Study Area 3--percent of total**



Legend as shown above in Table 5.3.2

**City of Houston--percent of total**



Legend as shown above in Table 5.3.2

## Study Area 3 Demographics

### Educational Attainment

- Nearly 50% of the population does not possess a high school diploma
- Slight increase in the proportion of people earning college degrees and graduate degrees

**Table 5.3.3.**  
**Population 25 and Over by Educational Attainment**

Source: US Census Bureau

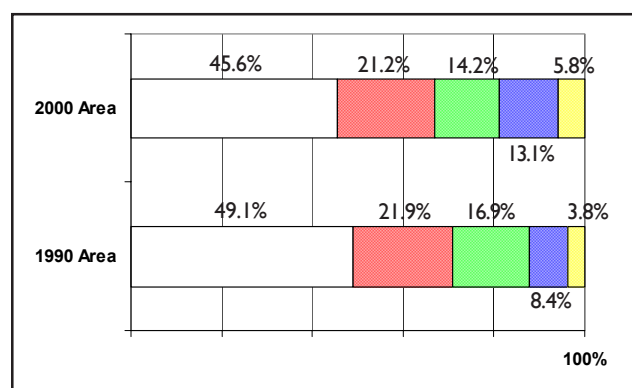
Study Area 3			
	1990	2000	% change
No Diploma	49,903	47,497	-4.8%
High School	22,268	22,121	-0.7%
Some College	17,144	14,822	-13.5%
Bachelor's	8,557	13,655	59.6%
Grad/Prof.	3,842	6,021	56.7%
<b>TOTAL</b>	<b>101,714</b>	<b>104,116</b>	<b>2.4%</b>

City of Houston			
	1990	2000	% change
No Diploma	263,458	355,445	34.9%
High School	224,181	245,299	9.4%
Some College	265,983	228,985	-13.9%
Bachelor's	191,128	255,173	33.5%
Grad/Prof.	92,288	116,252	26.0%
<b>TOTAL</b>	<b>1,037,037</b>	<b>1,201,154</b>	<b>15.8%</b>

**Figure 5.3.3.**  
**Population 25 and Over by Educational Attainment**

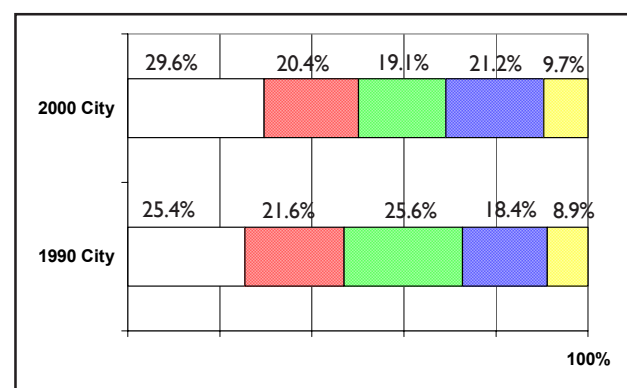
Source: US Census Bureau

**Study Area 3--percent of total**



Legend as shown above in Table 5.3.3

**City of Houston--percent of total**



Legend as shown above in Table 5.3.3



## Study Area 3 Demographics

### Housing and Households

- Major drop in percentage of vacant units, though still higher than City-wide proportion
- Slight increase in home ownership
- Home ownership is higher than City percentage
- |                  |        |
|------------------|--------|
| 2000 Total Units | 64,437 |
| Single-family    | 50,662 |
| Multi-family     | 13,740 |
| Other            | 35     |

**Table 5.3.4. Household Characteristics**

Source: US Census Bureau

	Study Area 3		
	1990	2000	% change
<b>HOUSEHOLDS</b>	47,880	58,701	22.6%
<b>persons per HH</b>	2.80	2.85	1.6%

	City of Houston		
	1990	2000	% change
<b>HOUSEHOLDS</b>	638,705	717,945	12.4%
<b>persons per HH</b>	2.60	2.67	2.7%

**Table 5.3.5. Housing Units by Tenure**

Source: US Census Bureau

	Study Area 3		
	1990	2000	% change
<b>Occupied</b>	47,880	58,701	22.6%
<b>Owner</b>	26,703	29,429	10.2%
<b>Renter</b>	27,793	29,272	5.3%
<b>Vacant</b>	9,616	5,736	-40.3%
<b>TOTAL UNITS</b>	57,496	64,437	12.1%

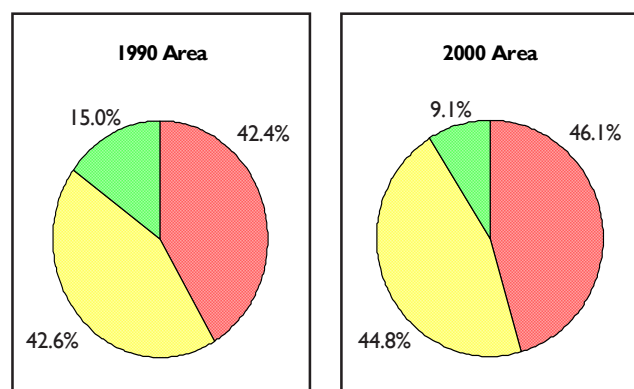
	City of Houston		
	1990	2000	% change
<b>Occupied</b>	638,705	717,945	12.4%
<b>Owner</b>	293,355	328,741	12.1%
<b>Renter</b>	345,350	389,204	12.7%
<b>Vacant</b>	112,928	64,064	-43.3%
<b>TOTAL UNITS</b>	751,633	782,009	4.0%

**Figure 5.3.4. Housing Units by Tenure**

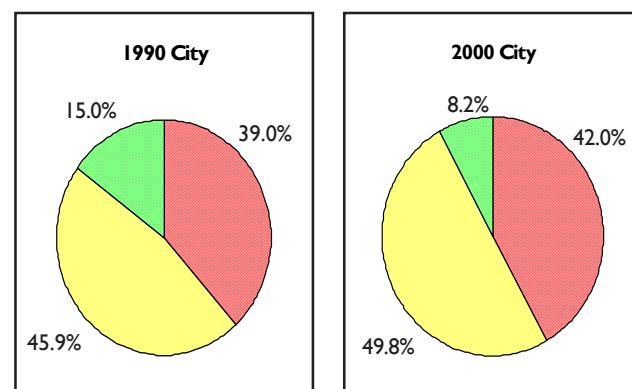
Source: US Census Bureau

**Study Area 3--percent of total**

**City of Houston--percent of total**



Legend as shown above in Table 5.3.5



Legend as shown above in Table 5.3.5

## Study Area 3 Demographics

### Household Income

- Large growth in households with income over \$75,000
- Large drop in households with income under \$15,000
- Income growth greater than City average
- High unemployment rate

**Table 5.3.6.**  
**Households by Household Income**

Source: US Census Bureau

Study Area 3				
	1990	2000	% change	
< \$15K	21,408	13,272	-38.0%	
\$15K—\$25K	11,774	9,774	-17.0%	
\$25K—\$35K	8,177	8,812	7.8%	
\$35K—\$50K	7,661	9,555	24.7%	
\$50K—\$75K	4,503	9,202	104.4%	
>\$75K	2,389	8,607	260.3%	
<b>TOTAL</b>	<b>55,912</b>	<b>59,221</b>	<b>5.9%</b>	

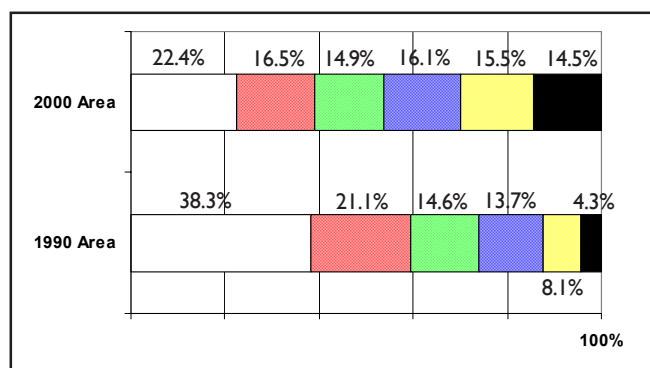
City of Houston				
	1990	2000	% change	
< \$15K	175,900	132,457	-24.7%	
\$15K—\$25K	125,425	105,887	-15.6%	
\$25K—\$35K	101,625	104,792	3.1%	
\$35K—\$50K	99,947	117,451	17.5%	
\$50K—\$75K	82,150	116,362	41.6%	
>\$75K	64,395	141,948	120.4%	
<b>TOTAL</b>	<b>649,442</b>	<b>718,897</b>	<b>10.7%</b>	

Note: The total number of households shown in this table is based on sample data.

**Figure 5.3.5.**  
**Households by Household Income**

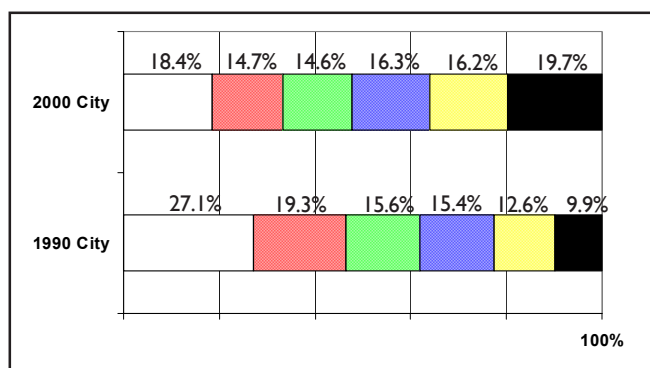
Source: US Census Bureau

#### Study Area 3--percent of total



Legend as shown above in Table 5.3.6

#### City of Houston--percent of total



Legend as shown above in Table 5.3.6

## Study Area 3 Demographics

- 30% of the Study Area land is Single-family residential
- Only 6.2% of City land area but 12.1% of Public/Institutional land

Study Area 3 contains 23,504 acres, and is located in the northwest portion of Loop 610 extending north between the Hardy Toll Road and I-45.

**Single-family** residential comprises the majority of this area at approximately 7,149 acres. Primarily, single-family residential units are located along T.C. Jester, in The Heights, in Near Northside, and in pockets towards the north of the study area. The trend from 1990 to 2000 shows minimal changes in the percentage of single-family use.

**Multi-family** residential uses are scattered throughout the study area; a 7 % (37.5 acres) increase is exhibited from 1990-2000. The majority of the multi-family lots are located towards the north of the study area.

**Commercial and Office** land uses are primarily located along I-45, N. Main St., Airline Rd., Heights Blvd, N. Shepherd Dr. and Washington Ave. These parcels

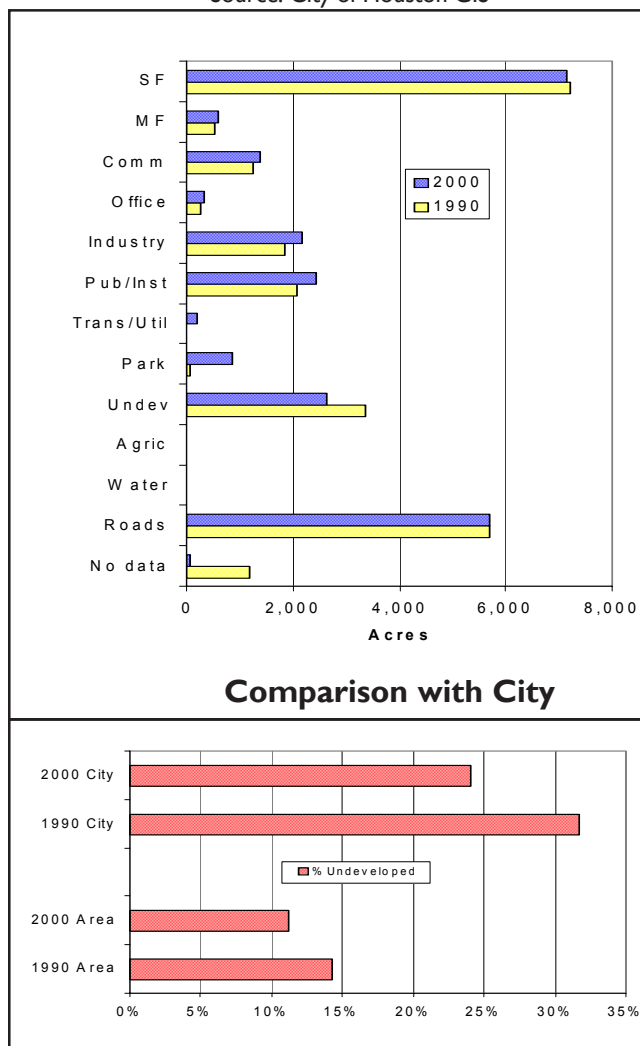
**Table 5.3.7. Acreage by Land-Use Category**

Note: Many land parcels were coded incorrectly in 1990, so percentage changes often appear unusually large.

	Study Area 3			City of Houston		
	1990	2000	% change	1990	2000	% change
<b>Single-Family (SF)</b>	7,200.3	7,148.8	-0.7%	75,587.9	79,800.7	5.6%
<b>Multi-Family (MF)</b>	541.3	578.8	6.7%	12,256.3	14,648.2	19.5%
<b>Commercial (Com)</b>	1,235.6	1,391.2	12.9%	12,281.1	15,386.2	25.3%
<b>Office</b>	252.1	313.9	24.5%	4,031.2	4,811.9	19.4%
<b>Industrial</b>	1,844.7	2,186.8	18.5%	21,361.8	25,762.2	20.6%
<b>Public/Institutional</b>	2,066.4	2,423.7	17.3%	13,341.7	20,061.5	50.4%
<b>Trans/Utilities</b>	38.2	182.2	376.4%	3,601.2	11,665.9	223.9%
<b>Parks/Open Space</b>	57.7	863.8	1,398.1%	1,460.2	32,089.4	2,097.6%
<b>Undeveloped</b>	3,359.0	2,630.3	-21.7%	120,734.2	91,366.6	-24.3%
<b>Agricultural</b>	16.7	16.7	0.0%	5,751.2	10,017.4	74.2%
<b>Open Water</b>	9.8	9.8	0.0%	1,226.7	13,905.4	1,033.6%
<b>Roads</b>	5,683.3	5,683.3	0.0%	72,094.1	72,094.1	0.0%
<b>No Data</b>	1,199.2	75.0	-93.7%	52,355.0	4,472.8	-91.5%

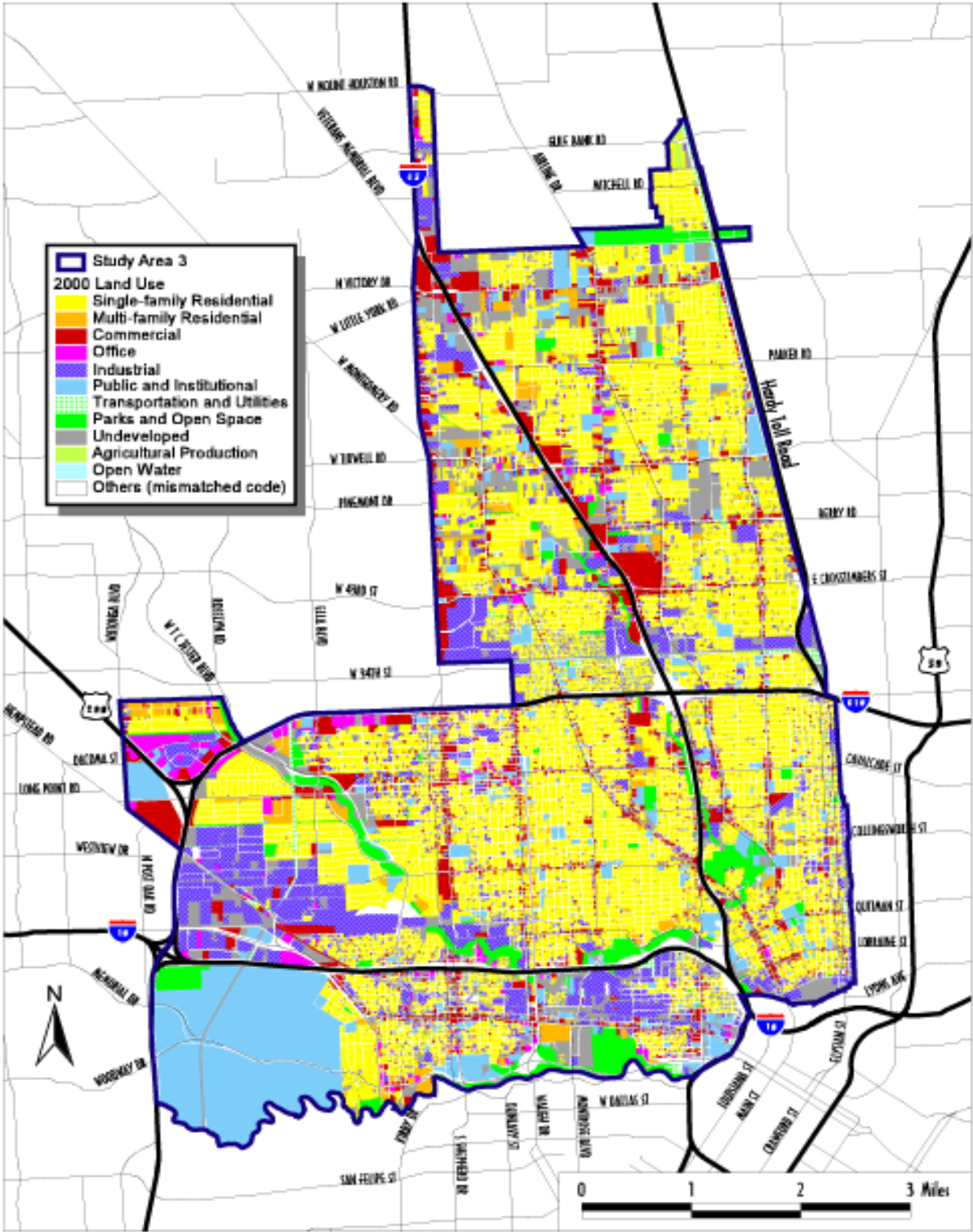
**Figure 5.3.6. Study Area 3 Land Use**

Source: City of Houston GIS



Source: City of Houston GIS

### Study Area 3



### Map 5.3.2. Land Use 2000

Source Data: Harris County Appraisal District (HCAD)

## *Study Area 3 Land Use Patterns*

make up 7% (1,705 acres) of the area. Office uses increased 13% since 1990, centered largely towards the edge of Loop 610.

**Industrial** land uses comprise 2,186 acres (19% increase from 1990) of the study area. The majority of industries are located along Hempstead, between I-610 and I-10.

**Public and Institutional** uses show a 17% increase from 1990 and comprise 921 acres. Many areas that were undeveloped in 1990 changed to public/institutional by 2000. A significant tract is Memorial park along the southeastern most portion of Study Area 3.

**Transportation and Public Utilities** make up only 182 acres (0.8%) of Study Area 3.

**Parks and Open Space** data indicate a significant increase of land between 1990 and 2000 (1,395% - 57.7 acres to 863.8 acres). However, the majority of this increase is attributed to a reclassification of others/mismatched code to the parks and open space category. For example, of Buffalo Bayou, White Oak Bayou, and Little White Oak Bayou were reclassified from undeveloped to **parks and open space**, as well as the Police Memorial and Moody Park.

**Vacant and undeveloped** land use also decreased significantly (22%) between 1990 and 2000. The size of this drop can be explained by the reclassification that occurred during this time period. The majority of the vacant land tracts are located in the northern section of Study Area 3.

**Roads** make up 24% of the land area, higher than the citywide figure of 18%. Major highways include I-45, I-10, Loop 610, and the Hardy Toll Road.

## Study Area 3 2000 Basic Demographics\*

**Table 5.3.8.**  
**2000 Demographics by Super Neighborhood**

	Super Neighborhood					
	Independence Heights # 13	Lazybrook Timbergrove #14	Greater Heights #15	Memorial Park Washington Avenue #22	Northside Northline #45	Northside Village #51
<b>Total Population</b>	<b>14,206</b>	<b>11,655</b>	<b>41,486</b>	<b>18,552</b>	<b>54,676</b>	<b>29,923</b>
White	6.5%	54.1%	41.6%	33.7%	17.9%	7.7%
Black	59.9%	6.2%	3.5%	7.7%	7.2%	7.8%
Hispanic	32.5%	36.4%	52.9%	55.6%	73.6%	83.6%
Asian**	0.5%	2.0%	1.1%	2.1%	0.7%	0.4%
Other	0.7%	1.3%	1.0%	0.9%	0.5%	0.4%
<b>Educational Attainment</b>						
<b>Persons 25 years and over</b>	<b>8,734</b>	<b>8,190</b>	<b>28,148</b>	<b>12,232</b>	<b>29,778</b>	<b>17,033</b>
No High School Diploma	43.7%	25.6%	34.0%	38.6%	58.4%	58.1%
High School Diploma & higher	56.3%	74.4%	66.0%	61.4%	41.6%	41.9%
<b>Household Income</b>						
<b>Total Households</b>	<b>4,775</b>	<b>5,240</b>	<b>17,056</b>	<b>7,438</b>	<b>15,933</b>	<b>8,779</b>
Below \$25,000	53.8%	29.5%	30.2%	33.6%	44.6%	47.5%
Above \$25,000	46.2%	70.5%	69.8%	66.4%	55.4%	52.5%
<b>Labor Force</b>						
<b>Persons 16 years and over</b>	<b>5,873</b>	<b>6,188</b>	<b>21,956</b>	<b>9,895</b>	<b>19,737</b>	<b>11,299</b>
Employed	83.9%	94.5%	95.4%	93.3%	90.5%	87.6%
Unemployed	16.1%	5.5%	4.6%	6.7%	9.5%	12.4%
<b>Housing</b>						
<b>Total Occupied Units</b>	<b>4,772</b>	<b>5,418</b>	<b>16,891</b>	<b>7,396</b>	<b>15,837</b>	<b>8,838</b>
Owner Occupied	49.4%	46.4%	49.8%	41.2%	55.1%	49.9%
Renter Occupied	50.6%	53.5%	50.2%	58.8%	44.9%	50.1%

Source: U.S. Census Bureau, 2000

Compiled by CITY of HOUSTON, Planning and Development Dept.

Note: \* Data at this level is not available for 1990 based on Super Neighborhood boundaries.

\*\* Asian includes American Indian & Alaska Native, Native Hawaiian and Other Pacific Islander